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Executive Summary

The Community Preservation Advisory Committee (CPAC) was established by the 120th Legislature and charged with advising the Governor, the Legislature, state agencies, and entities on matters relating to community preservation. During its second year, the Committee was co-chaired by Senator Lynn Bromley and Representative Ted Koffman. The Senate President and Speaker of the House appointed eleven members to the Committee, including six legislators, and five representatives of key interests. The Director of the State Planning Office and the Commissioner of the Maine Historic Preservation Commission, designated as members in statute, directed agency staff to serve in their places.

Regionalism Day

Top priorities of the Committee

Focus for 2004 and longer-term priorities.

etc.

Introduction

The Community Preservation Advisory Committee (CPAC) was established by the 120th Legislature in PL 2001, Chapter 648 (Title 30-A, Section 4350). The Committee is charged with advising the Governor, the Legislature, state agencies, and other entities on matters relating to community preservation. Specifically, the Committee is directed to:

- Provide assessment, advice and recommendations on emerging policy concerns or on adjustments to existing programs related to growth management;
- Review and make recommendations on the State's fiscal, transportation, education funding, school-siting and land use policies that affect service center communities, rural lands and development sprawl;
- Review tax policy as it affects land use decisions;
- Provide assessment, advice and recommendations on the role of state office buildings in the continued viability of downtown service centers within the State and the impact of growth-related capital investments and location decisions by the State;
- Provide assessment, advice and recommendations on the coordination of state and local urban transportation planning and streamlining of local and state land use rules and regulations to permit and encourage efficient neighborhood and economic development in growth areas; and
- Review and make recommendations regarding options for establishing a state transferable development rights bank.

etc.

Background Information

Why CPAC exists, what CPAC did last year, etc.

Overview of Topics Addressed in 2003

Regionalism Day in March

Outcome of Legislation in 1st Session of the 121st Legislature

Presentations and Testimony summaries

2004 CPAC Priorities and Recommendations

2004 Legislative Agenda (2nd Session)

- Affordable Housing Report Recommendations to be submitted to BRED
- SPO Review Process Recommendations to be submitted to Natural Resources
- Other (?)

2004 Research and Administrative Agenda (preparing for next session) – based on workplan developed

- Tax Policy
- Coordinated Fiscal Planning
- School Policy
- Regionalism
- Transportation Policy
- Natural Resource Industries
- Transfer of Development Rights
- Comprehensive Planning

CPAC Priorities and Recommendations 2005 - 2008

Results of the Work Plan, organized by category... Brief description and tables attached as appendix.

In addition to supporting the legislative and research agenda described above, the Community Preservation Advisory Committee recommends the following:

- 1. Bills critical to the mandate of the Committee should not be limited to only the first session of each Legislature.**

CPAC will introduce legislation next year to amend the law to allow introduction into the Natural Resources Committee for the 2nd session...

From last year...

- 2. The complex issues that impact the development of affordable communities will not be shaped by legislation alone; Maine State Housing Authority, the State Planning Office, and other supporters of affordable housing opportunities must continue to reach out and educate decision makers and communities.**

The Committee will support work on outreach and communication on its affordable housing agenda (TIF approaches supporting affordable housing development and the board certification/compensation program providing incentives for livable, affordable neighborhood development), especially in those Labor Market Areas with demonstrated

gaps in affordability. Examples of this outreach include holding forums sponsored by the Maine State Housing Authority, re-convening the group of public and private supporters of the Livable, Affordable Neighborhoods bill, and supporting legislation that forwards the affordable housing agenda. Building rehabilitation should be recognized as a viable approach to increasing local stocks of affordable housing units, available for both rental and ownership.

3. The integration of transportation and land use planning at the local, regional, and state level is critical in realizing shared visions of Maine's future.

It has been well documented that transportation infrastructure investment is one the most significant drivers of local development (along with educational investment). Recognizing this close connection, MDOT and SPO have been working to encourage local and regional planning that integrates transportation and land use. The Community Preservation Advisory Committee supports this integration as well as other programs under development, including MDOT's consideration of strategies to address the sprawling patterns of development along Maine's arterials roads such as developing adjacent service roads.

Transportation planning includes not only roads and intersections, but also providing alternative modes and means of transportation to the single-occupancy-vehicle trip. The Committee supports increased education and outreach around areas of transportation and land use impacts, including advocating for increased transit opportunities that provide an attractive alternative to single occupancy vehicle commuting trips. The Committee will continue to consider proposals to amend Article IX, section 19 of the Maine Constitution to permit funding public transportation from motor vehicle and motor vehicle fuel revenues.

4. A regional approach is critical to realizing the efficiencies of coordinated land use, transportation, education, and fiscal planning.

In addition to supporting the State Planning Office and Department of Transportation in addressing regionalism in their rules and programs, the Committee recognizes that regional approaches to planning go beyond the short-term financial gain to be had by sharing resources. Just as labor markets, housing markets, and ecosystems do not recognize municipal boundaries, our leaders and planners should recognize that local decisions and planning have an impact far beyond the town line. The Committee will support legislation and non-legislative programs that strengthen regional approaches in Maine; the Committee will continue to focus on this issue in 2003 and 2004.

In supporting a regional approach, the Committee will consider means for creating incentives for programs that cross municipal boundaries, as well as incentives for thinking and acting regionally, in areas such as infrastructure, economic development, school siting, housing, transportation planning, and natural resource management.

5. Investigate and support opportunities to encourage rural preservation and development in growth areas.

In 2003, the Committee plans to identify specific legislative changes, if required, that would enable the creation of density transfer fees or similar programs that would permit towns to protect their priority natural resources or working rural lands, and direct growth toward their locally designated growth areas.

The Committee supports the Land for Maine's Future program, and recognizes its role as a critical tool in shaping growth by acquiring public lands for conservation, water access, outdoor recreation, wildlife and fish habitat and farmland conservation. With its

goals of preserving Maine's unique natural resources and farmland, the LMF program is very closely tied with smart growth efforts across Maine. The LMF Board has taken care to ensure that resources accepted into the program are not being unduly pulled out of the development stream, and that the conservation efforts are compatible with local land use planning and development.

6. Continue to investigate and support other CPAC priorities in the 121st Legislature.

Several critical areas central to the Committee's charge will likely be addressed in the upcoming Legislative Session. The Committee will continue to meet and discuss these issues, as well as support bills that coincide with the CPAC mandate. Issues of special consideration include: *School Construction Rules*, related to community preservation and walkable neighborhoods; *Storm Water Rules*, related to unintended consequences and discouraging density; *Contractor Certification*, related to building and rehabilitation code; and *Access Management*, if MDOT's new rules are challenged.

7. To advance the dialogue and build on the committee's shared experiences, Legislative members of the Committee should be reappointed to the Committee, whenever possible.

Although the non-legislative members of the Committee are appointed for three-year terms, legislators' terms end at the end of each Legislature. Continuity and trust are critical for a group addressing the complex issues of growth management, fiscal, transportation, education funding, school siting, and land use policies. Whenever possible, the Committee recommends that legislative members, who are re-elected, be reappointed to the Committee at the beginning of each Legislature.